



City of Grover Beach
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Grover Beach WQ Assessment, e-mail, Tamara Presser to Bob Mack, May 20, 2008

Bob,

I'm writing regarding our scheduled May 27th meeting. At this point, I don't think it is necessary to meet.

The State General Municipal Stormwater Permit requires all SWMPs to address the generic Pollutants of Concern (POCs) found in urban runoff (provided in Statewide Permit). At Friday's meeting we discussed POCs on this list that are of particular concern or additional POCs that MS4s should address. The Water Board did not find any specific POCs for the City of Grover Beach and none of the Stateholders brought up any concerns. Though, if the city is aware of any water quality issues we expect those to be addressed in the plan.

Additionally, George Hanson attended Friday's meeting representing the City of Grover Beach.

At Friday's meeting, some of the attendees encouraged coordination between the cities of Pismo Beach, Arroyo Grande, and Grover Beach in order to pool resources, share public education, etc...

Let me know that you are okay with canceling the meeting.

Thanks,
Tamara

Tamara Presser
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Phone: (805) 549-3334
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Regional Water Quality Control Board Executive Letter to MS4s, February 15, 2008



Linda S. Adams
Agency Secretary

California Regional Water Quality Control Board Central Coast Region



Arnold Schwarzenegger
Governor

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February 15, 2008

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Notification to Traditional, Small MS4s on Process for Enrolling under the State's General NPDES Permit for Storm Water Discharges

Introduction

As Executive Officer of the Regional Water Quality Control Board, Central Coast Region (Water Board), I am writing to notify you of the Water Board's revised process for enrolling traditional, small Municipal Separate Storm Sewer Systems (MS4s) under the State's General Permit No. CAS000004 (General Permit). Water Board staff have identified you as an entity that owns or operates an MS4, so you must enroll in the General Permit and develop and implement a Storm Water Management Program (SWMP). This letter describes the SWMP approval process and our expectations regarding the content of your SWMP to comply with the General Permit, and provides you with the schedule Water Board staff intend to follow for review of your SWMP and enrollment of your MS4 under the General Permit. Staff will communicate further with you as your enrollment cycles begin, to establish specific schedules for the five phases leading to enrollment.

Water Board staff will evaluate your SWMP for compliance with the General Permit requirements, including the Maximum Extent Practicable standard, and as appropriate will approve the SWMP and enroll you in the General Permit. If requested, Water Board staff will schedule a public hearing before the Central Coast Water Board for consideration of an individual SWMP.

The Water Board's revised enrollment process is a fundamental shift from the way we have reviewed and approved SWMPs to date. The revised enrollment process eliminates the multiple SWMP review/edit iterations and negotiations that characterized our previous approach. For SWMPs that do not meet the schedule and content described here for General Permit compliance, staff will draft specific resolutions or individual permits for Water Board consideration that will protect water quality, beneficial uses, and the biological and physical integrity of watersheds.

Enrollment Process and Schedule

Water Board staff grouped the 24 remaining un-enrolled traditional MS4s into eight enrollment cycles (Table 1). Each cycle spans a period of 33 to 38 weeks and concludes, on the projected date, with Water Board approval of individual SWMPs and enrollment of the MS4s under the General Permit.

Each enrollment cycle includes five time-limited phases requiring specific actions by both Water Board staff and the MS4 (Table 2). The precise timing and duration of each phase is subject to

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change; Water Board staff will develop specific schedules at the commencement of each enrollment cycle.

Table 1: Enrollment Cycles for Attachment 1 and 2 MS4s

Cycle	MS4 Group	Group Members	Projected Start Date for Enrollment Cycle	Projected Executive Officer SWMP Approval	Projected Board SWMP Approval ¹
1	Santa Maria/Lompoc	Santa Maria Lompoc	Jan. 22, 2008	July 28, 2008	Sept. 5, 2008 San Luis Obispo
2	Coastal Santa Barbara County	Goleta Carpinteria Santa Barbara UC Santa Barbara	Jan. 29, 2008	September 2, 2008	Oct. 17, 2008 Santa Barbara
3	Santa Cruz Mountains and Coast	Santa Cruz County Capitola Soquel Aptos Ben Lomond Boulder Creek Live Oak Felton Corallitos Watsonville City of Santa Cruz Scotts Valley UC Santa Cruz	Mid February 2008	October 20, 2008	Dec. 5, 2008 San Luis Obispo
4	Coastal San Luis Obispo County	Arroyo Grande Grover Beach Pismo Beach Oceano Morro Bay Baywood – Los Osos	Mid April 2008	January 2009	2009 – 1 st Quarter San Luis Obispo
5	Upper Salinas	King City Templeton Atascadero	Early June 2008	February 2009	2009 – 1 st Quarter Salinas
6	City of San Luis Obispo	City of San Luis Obispo	Early September 2008	April 2009	2009 – 2 nd Quarter San Luis Obispo
7	Upper Pajaro	Gilroy San Martin Santa Clara	Early November 2008	August 2009	2009 – 3 rd Quarter Watsonville
8	Santa Ynez	Buellton Solvang Vandenberg AFB	Mid November 2008	August 2009	2009 – 3 rd Quarter San Luis Obispo

1. Board approval only required if a hearing is requested by stakeholder

Table 2: Phases of MS4 Enrollment Cycle

	Duration (weeks)
Phase I: Water Board Staff Assessment of Water Quality Challenges	
Water Board staff: Assess available water quality information Accept input from stakeholders on water quality conditions Prepare and transmit to MS4 staff a statement of current knowledge of water quality challenges that must be addressed by SWMP	3 – 4
Phase II: Water Board Staff SWMP Review	
Water Board staff: Review SWMP and “red-lines” text Send red-lined SWMP and letter explaining requirements to MS4	3 – 4
Phase III: MS4 SWMP Redraft	
MS4 staff re-draft SWMP and post for Public Review	6
Phase IV: Water Board Staff Final Review and Posting of SWMP	
Water Board staff review SWMP	2 – 4
Water Board staff post SWMP and table of required revisions for Public Review	8
Water Board staff respond to public comment and EO approves SWMP	3 – 4
Phase V: Water Board Action (if hearing requested)	
Water Board staff prepare Staff Report with recommendation and resolution for SWMP approval	2
Water Board Staff: Post Staff Report with Board Agenda for Public Review Respond to additional public comment Prepares Presentation for Hearing Conduct internal review up to Board Meeting	6
Total	33 to 38

Communication

Clear and open communication between Water Board staff, MS4 staff, and stakeholders is vital to the success of this enrollment process. Also, the Phase II General Permit requires public participation as a component of developing and implementing successful stormwater management programs for MS4s. To comply with the General Permit, you must verify that you have achieved broad and timely distribution of announcements of scoping meetings, draft stormwater program documents, and local agency actions on stormwater program activities when you submit your SWMP for Water Board staff review.

Water Board staff are committed to ensuring that the enrollment process proceeds with open communication. Staff will employ a list-serve (email notification) for notifying all interested parties of important milestones in each enrollment cycle. Water Board staff will also maintain an MS4 enrollment tracking webpage where staff will post relevant documents and indicate the status of each MS4 in the enrollment process. Additionally, an individual Water Board staff person will be assigned to each enrollment cycle. We request that you also identify an individual to serve as point of contact representing your MS4 with whom we will communicate during the enrollment process. You must identify your point of contact when Water Board staff contact you to initiate your enrollment cycle.

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Central Coast Water Board Expected SWMP Content

The federal Clean Water Act (CWA) provides that National Pollutant Discharge Elimination System (NPDES) permits for MS4s must require municipalities to reduce pollutants in their stormwater discharges to the Maximum Extent Practicable (MEP) (CWA §402(p)(3)(B)). The California Water Boards have established the meaning and application of this standard through several adopted stormwater permits (the MEP standard is the same for Phase I and Phase II municipalities)¹. The Water Board implements the General Permit to be consistent with its Water Quality Control Plan (Basin Plan) to ensure protection of water quality, beneficial uses, and the biological and physical integrity of watersheds according to the issues in the Regions.

Your SWMP must include an array of Best Management Practices (BMPs), including the six Minimum Control Measures listed in the General Permit, to achieve the following conditions:

- I. Maximize infiltration of clean stormwater, and minimize runoff volume and rate
- II. Protect riparian areas, wetlands, and their buffer zones
- III. Minimize pollutant loading; and
- IV. Provide long-term watershed protection

I. Maximize Infiltration of clean stormwater, and minimize runoff volume and rate.

Water Board staff expect your SWMP to present a schedule for development and adoption of control standards for hydromodification. For SWMP adoption, staff will recommend to the Water Board the following interim requirements, which would apply until such time that you develop acceptable control standards for hydromodification:

- For new and re-development projects, Effective Impervious Area² shall be maintained at less than five percent (5%) of total project area.
- For new and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, the post-construction runoff hydrographs shall match within one percent (1%) the pre-construction³ runoff hydrographs, for a range of events with return periods from 1-year to 10-years.
- For projects whose disturbed project area exceeds two acres, preserve the pre-construction drainage density (miles of stream length per square mile of watershed) for all drainage areas serving a first order stream⁴ or larger, and ensure that post-project time of concentration is equal or greater than pre-project time of concentration.

These interim requirements must be implemented for all applicable projects subject to your discretionary approvals within six (6) months of your enrollment in the Phase II permit. Your schedule for development and adoption of your own control standards for hydromodification must include:

- Numeric criteria for controlling stormwater runoff volume and rates from new and redevelopment.

¹ Several stormwater permits adopted by different Regional Boards have been legally challenged. All have been upheld by the State Water Resources Control Board and the courts. The Water Boards have broad authority to regulate stormwater and land use activities that result in discharges to waters of the State.

Urbanization is one the most important land use activities affecting water quality, beneficial uses, and the physical and biological integrity of watersheds in the Central Coast Region.

² Effective Impervious Area is that portion of the impervious area that drains directly to a receiving surface waterbody via a hardened storm drain conveyance without first draining to a pervious area. In other words, impervious surfaces tributary to pervious areas are not considered Effective Impervious Area.

³ Pre-construction condition is defined as undeveloped soil type and vegetation.

⁴ A first order stream is defined as a stream with no tributaries.

- Numeric criteria for stream stability required to protect downstream beneficial uses and prevent physical changes to downstream stream channels that would adversely affect the physical structure, biologic condition, and water quality of streams.
- Specific applicability criteria, land disturbance acreage thresholds, and exemptions.
- Performance criteria for control BMPs and an inspection program to ensure proper long term functioning over.
- Education requirements for appropriate municipal staff on hydromodification and Low Impact Development.

You must include an effective strategy to control hydromodification, or Water Board staff will recommend to the Water Board requirements in the resolution approving your SWMP and enrolling you in the Phase II permit.

II. Protect riparian areas, wetlands, and their buffer zones:

Your SWMP must include BMPs and/or other control measures to establish and maintain a minimum 30-foot buffer zone for riparian areas and wetlands⁵. The buffer zone is a protective area that is undisturbed to the maximum extent practicable. Your SWMP must include consideration and prioritization of local conditions, such as habitat degradation, water quality, and land management practices, and apply more substantial buffer zones where necessary to protect riparian areas and wetlands.

You must include an effective strategy to adopt and implement protection of riparian areas, wetlands, and their buffer zones, or Water Board staff will recommend to the Water Board requirements in the resolution approving your SWMP and enrolling you in the Phase II permit.

III. Minimize pollutant loading

Your SWMP must include BMPs and/or other control measures to minimize pollutant loading, including volume- and/or flow-based treatment criteria. Your SWMP must include consideration and prioritization of local conditions, such as existing pollutant loading, water quality, 303(d) listed impaired waters, pollutants of concern, habitat degradation, and land management practices, and apply more stringent control measures where necessary to minimize pollutant loading.

You must include an effective strategy to reduce pollutant loading, or Water Board staff will recommend to the Water Board requirements in the resolution approving your SWMP and enrolling you in the Phase II permit.

IV. Provide long-term watershed protection

You must include in your SWMP a strategy to develop watershed based hydromodification management plans. These plans should incorporate Low Impact Development strategies with the goal of Post Construction Storm Water Management to achieve an Effective Impervious Area of no more than three to ten percent (3 – 10%) of watershed area within your jurisdiction, depending on local conditions.

The requirements listed above are often characterized as hydromodification controls, or Low Impact Development. These terms are related and their meanings overlap. These requirements are necessary to ensure protection of water quality, beneficial uses, and the biological and physical integrity of watersheds and aquatic habitat. You can reference information on hydromodification controls and Low Impact Development principles on the Central Coast Water Board's website:

⁵ The Central Coast Water Quality Control Plan (Basin Plan) requires protection of riparian and wetland habitat and their buffer zones (Basin Plan, Section V.G. 4).

http://www.waterboards.ca.gov/centralcoast/stormwater/low%20impact%20level/lid_index.htm.

Evaluation of Program Effectiveness and Progress toward Water Quality Goals

Because MEP is a dynamic performance standard which evolves over time as stormwater management knowledge increases, MS4 managers must continually assess and modify their programs to incorporate improvements in control measures and BMPs to achieve MEP. Therefore, your SWMP should contain a detailed plan for evaluating its effectiveness and progress toward complying with the General Permit. Your SWMP must also explain how you will communicate evaluation results with stakeholders. Your evaluation plan should include quantifiable measures for evaluating the effectiveness of the program and be based on the following objectives:

- Assess compliance with requirements of the General Permit, including:
 - Inspection Programs
 - Construction Site Controls
 - Elimination of unlawful discharges
 - New development and redevelopment requirements
- Verify that BMPs are being implemented (e.g., all new applicable developments meet hydromodification control requirements described above and as further described in your SWMP);
- Assess the chemical, physical, and biological impacts on beneficial uses caused by pollutants of concern in stormwater discharges;
- Characterize watersheds and stormwater discharges;
- Identify sources of pollutants; and
- Evaluate long-term trends in receiving water quality.

Conclusion

Please become familiar with the schedule for the enrollment cycle for your MS4, and the steps in the enrollment process. When Water Board staff contact you to initiate your enrollment cycle, please provide us with contact information for the individual that will be representing your MS4.

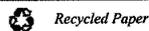
Please begin updating or preparing your SWMP to include the following as explained in this letter:

- Hydromodification controls for new and redevelopment;
- Protection of riparian and wetland habitat and their buffer zones;
- Minimization of pollutant loading;
- Provision of long-term watershed protection; and
- Evaluation of program effectiveness.

Your SWMP must be specific and must include: well-defined BMPs and other actions that you will implement, schedules, measurable goals, and measures to determine the effectiveness of your program. If your SWMP is not comprehensive or lacks specificity, I will not approve it, and Water Board staff will draft a resolution or an individual permit for consideration by the Water Board at a hearing.

I am clarifying the Water Board's revised enrollment process and SWMP content and requirements to speed up approval of SWMPs for MS4s in the Central Coast Region that will protect water quality, beneficial uses, and the biological and physical integrity of watersheds. I am also committing staff time to regulate MS4s and provide technical and financial assistance to municipalities for stormwater management programs.

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«First_Name» «Last_Name»

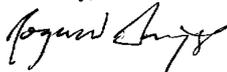
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February 15, 2008

The Proposition 84 Storm Water Grant Program funds may be used to provide matching grants to local public agencies for the reduction and prevention of stormwater pollution of rivers, lakes, and streams. A total of approximately \$82 million will be available for matching grants. A scoping meeting to answer questions and to solicit input will be held at our office in San Luis Obispo on Monday, March 3, 2008, from 1:00 – 4:00 PM. For more information on the Proposition 84 Storm Water Grant Program and workshops, visit the State Water Board's website at: <http://www.waterboards.ca.gov/funding/prop84.html>.

I anticipate you will have questions about this letter and the expected content of your SWMP. Please contact us. Our lead staff for this enrollment process is **Dominic Roques**, droques@waterboards.ca.gov or at **(805) 542-4780**.

Sincerely,



Roger W. Briggs
Executive Officer

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California Environmental Protection Agency



Pismo Lake Ecological Reserve Web Site <http://www.coastalred.org/PismoLake.html>

Please note that this web site has been modified for inclusion within this printed document to conserve space. Please go to the website to view original graphics, photography and copy.

Coastal San Luis Resource Conservation District

Pismo Lake Ecological Preserve

The 30-acre Pismo Lake Ecological Reserve, purchased by the Wildlife Board in 1976, was reduced to 2 1/2 acres of open water by silt from upstream subdivisions. The site was dredged and drained recreating the 30-acre open-water lake. An idyllic wetland area for wildlife has been saved by the efforts of California Dept. of Fish and Game

*Wildlife Biologist: Bruce Elliot
Jim Lidberg
Paul Chappell*

*Ella Honeycutt, Director
Coastal San Luis Resource Conservation District*



Pismo Lake Ecological Reserve covers 69 acres and is nestled between Grover Beach and Pismo Beach. Today the 30-acre lake stretches north to south and is a lovely riparian-woodland-bordered peaceful lake, with four long islands covered with willows, and other plants native to the Central Coast of California. The reserve is unique because it has both salt and fresh water, according to Jim Lidberg, wildlife biologist for the California Department of Fish and Game. 250 bird species, mammals, reptiles and amphibians inhabit this protected environment. "A winter survey of the reserve found great numbers of water-related birds including ducks, coots, herons, egrets, rails, and gulls. In the spring and summer, the migratory waterfowl are replaced by several species of migrant songbirds, and newly arrived breeding cinnamon teal and mallard," wrote Bruce Elliot, Senior Biologist, California Department of Fish and Game, in the 1988 September issue of Outdoor California. "At any time of the year, the red shouldered hawks can be heard calling nosily from the trees. Red winged blackbirds can be seen flying in and out of the willows, and the wakes of swimming beaver ripple the lakes surface." **3,800 ACRE WATERSHED** Pismo Lake Ecological Reserve was a healthy wetland when the Wildlife Conservation Board purchased it in 1976. In less than a decade the reserve turned into a dying marsh densely overgrown with tules and cattails. The loss of wetlands is a natural process, but the loss of this marsh was artificial due to development along Meadow Creek that drains a 3,800-acre watershed through Arroyo Grande and Pismo Beach where the headwaters are located. Clark Moore, the District Conservationist, had been monitoring the silt build up in the Pismo Lake Ecological Reserve. After retiring from the Soil Conservation Service he became an advisor to the Coastal San Luis Resource Conservation District (CSLRCD). Under his direction the district began working with the county and cities to use better erosion control methods in their grading operations and

housing developments during construction. **A DYING MARSH** “Pismo Lake had been a stable wetland area when urbanization and storms caused sedimentation that reduced the 30-acre open water wetland within the reserve to just 2 1/2 acres. Open water areas are critical to attracting species such as shorebirds and migratory waterfowl as a resting habitat and wintering area. The diminishing open water space forces wildlife to inhabit less-friendly areas and increase chances of predator-deaths and disease while limiting food resources,” wrote Jerry Czarnecki, Area Conservationist for the Soil Conservation Service (SCS), November 1988 Soil and Water News, CSLRCD Board of Directors became alarmed at the loss of the habitat for waterfowl at Pismo Lake Reserve. D.G. Porter, was Chairman of the Central Coast Resource Conservation and Development Council (RC&D), and Ella Honeycutt, sat on the council as a voting member. Working with the San Luis Obispo Board of Supervisor’s representative, Norma Dengler, a proposal was presented to the council. The RC &D Council adopted the proposal to restore Pismo Lake Ecological Reserve.

THE RESTORATION PLAN The plan was developed through the Santa Maria field office of the Soil Conservation Service and the California Department of Fish and Game (DFG). DFG and SCS provided funding for the project. The SCS share of the funding was provided through the Central Coast RC&D Area council. Coastal San Luis Resource Conservation District took over the administration of the \$100,000 restoration project. “The project was designed to recreate the historical natural environment and to provide habitat for the wide range of waterfowl, fish and other wildlife native to the area,” wrote Jerry Czarnecki. CSLRCD directors held meetings with local service clubs, governing bodies, city councils, and environmental groups and private citizens with homes adjacent to the reserve, both to inform them of the program plan and goal and to solicit their support and views on the Pismo Lake Ecological Reserve restoration project. A permit of authorization was required because there were nearly two dozen different agencies and organizations with an interest in the restoration. Ironically, the initial restoration process was enhanced by efforts concluded earlier to meet the legal requirements of the state’s lawsuit against the creator of the original erosion problem,” stated Bruce Elliot. **WORK BEGINS** To satisfy the legal requirements in the lawsuit against the developer a detailed environmental impact document had been produced by DFG fisheries biologist Paul Chappell and wildlife biologist Jim Lidberg. “With copious detail, the document addressed the many aspects of the reserve both prior to and after the impacts of the sediment. This information provided a strong basis for many environmental documents that would be required during the project permit process.

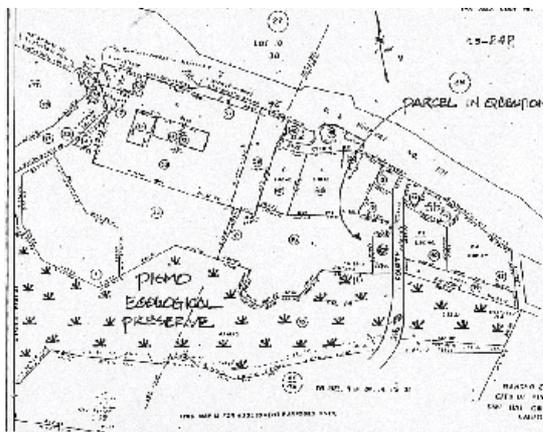


After fourteen months and dozens of meetings the permits, easements, and authorizations were finally secured and the reconstruction could begin on the ground,” wrote Bruce Elliot. In the summer of 1986, Pettibone Construction Company of Glenbrook, Nevada was selected by competitive bid as the contractor for the four- month job. The first task was to dry out the marshland before heavy machinery could be brought in to dredge the heavy muck on the wetland bottom. By the middle of summer the marsh had dried and the heavy equipment was able to begin the excavation. By autumn, 78,000 cubic yards of soil had been moved. The silt was used to fill an existing stagnant side-channel along the western boundary of the marsh, increasing the wildlife habitat. The lake was excavated and deepened along its length, with a spillway installed down stream to maintain a water depth of about five feet. Hauling away the excavated soil would have been very costly so it was used to build the islands. The four islands were developed down the middle of the 30-acre lake and they range in size from ½ acre to 2 acres.

PLANTING BEFORE THE RAIN The re-vegetation program had to be completed before the winter rains. The Camp San Luis unit of the California Conservation Corps (CCC), under the supervision of Domenic Santangelo, covered thousands of square yards of bare soil with straw, dug thousands of holes for plants and slips, planted the plants and installed water pipes. They continually did touch up work like installing gates, fences, posting boundaries and removing debris. Clark Moore was the overall supervisor for CSLRCD during the planting phase of the project. He stated, “In the newly created riparian bench they planted more than 1,000 sycamore trees and cottonwood slips, where just weeks before the side-channel was full of stagnant water. Over 20,000 plants had to be planted in the raw soil in order to stop erosion in case the winter rains were early. The plants arrived by rail and the CCC workers began the task of planting the new arrivals in the water.” “The mud in the lake was gooey and one of the CCC crew wearing hip waders got out into the lake and started to sink when the mud gave way,” said Clark Moore. The winter of 1986-1987 was a drought year in California and there was concern that the re-vegetation

program would be hurt by lack of rainfall. However the rains were adequate to fill the lake and water was flowing over the spillway by Christmas,” wrote Bruce Elliot. The lake took time to fill up to the five-foot level. It was finally filled in March, on Friday the 13th. “The only significant problem came from one of the elements that the restoration was designed to serve. The migrant waterfowl and coot population arrived at the reserve and found the newly planted shoreline plants an irresistible banquet. A major area had to be replanted after the birds flew north in the spring The denuded spots had to be replanted and the CCC built frames out of plastic pipe and covered them with chicken wire to protect the new plants,” wrote Elliot. **PLANTING IS AN ON GOING PROJECT** The March rains filled Pismo Lake and the Ecological Reserve was once again a wetland, with 30 acres of open water. Money was needed for plants and supplies. The Native Plant Nursery in Nipomo donated oak seedlings. Mitigation funds were received when Oak Park Boulevard was widened because wildlife habitat was disturbed. Maria Singleton, a Community Relation’s representative for Pacific Gas and Electric Company delivered a \$3,000 donation to buy materials for the protective plant screens and additional plants. The California Department of Fish and Game, the Soil Conservation Service and Coastal San Luis Resource Conservation District signed a Memorandum of Understanding that requires a yearly maintenance inspection of Pismo Lake Ecological Reserve to insure against abuse. **THE ISLANDS HAVE BEEN ADOPTED** Friends of Pismo Lake Ecological Reserve was formed in 1986. The Soils Department at Cal Poly, the Native Plant Society, the California Conservation Corps and the Sierra Club each adopted an island and gave them Indian names. They have done maintenance work when needed on the islands. **Open Class Room** Open classroom programs can be developed now for our young people. “Water recreation is not permitted on Pismo Lake Ecological Reserve. However, the urban wetland is within easy commuting distance of two major universities, two junior colleges, and dozens of high schools. Biological research will be permitted as well as wildlife and bird watching activities once an observation platform is in place,” wrote Gerry Czarnecki. Pismo Lake Reserve is a fragile environment that can be opened to the public on a limited basis. “The reserves main purpose is to protect wildlife. Whatever we do, it has to be done very carefully. We don’t want to damage the basic biological resources of the area,” wrote Jim Lidberg. Pismo Lake is not in a city park; it is in a nature reserve. Nesting birds on the islands will be protected and paths will be limited to protect the animals. **A PROPHECIC STATEMENT** “Many attempts have been made in the past to purchase the parcel on 4th Street, but none have been successful,” wrote Mr. Lieb on page 2 of, The Enhancement and Mitigation proposal for The Acquisition of Pismo Ecological Reserve Support Facilities, in November 1996. It is possible that the opportunity for acquisition, and subsequent staging area for public access to the Reserve, will soon be gone.” The grant application was turned down.

A second attempt to purchase the property was not successful in 1999. Pismo Beach was highly rated for a grant by the San Luis Obispo County of Governments, but the city withdrew its application because the First Church of Christ Science (owner of the land) had a pending escrow on an acre of land that was needed. **ENTRANCE TO PISMO LAKE TO BECOME A REALITY** When the escrow was canceled, the church’s attorney approached the city about negotiating to buy the land. On Tuesday April 20, 2000 the Pismo City Council gave the City Manager, Mike Fuson authority to negotiate with the Church. “Pismo Beach hopes to create an interpretive center, parking area and staging point for trails leading into the 80-acre wetland the California Department of Fish and Game owns”, reported Jerry Bunin in the Tribune, April 20, 2000. Jerry Bunin wrote, “Local environmentalist activist Ella Honeycutt told the council she was pleasantly surprised to read about Pismo’s renewed interest in the acre. Honeycutt, a longtime member of the Coastal San Luis Resource Conservation District (which fought to get the preserve restored more than a decade ago) said Fish and Game has a design for an observation area that Pismo could use. She encouraged the city to pursue grants to buy the land and develop the project”. Ella has been working with the Pismo Beach Task Force and Neil Havlik has been instrumental in helping with grant applications. “City Manager Mike Fuson reported there was a good chance to get a \$250,00 state grant in July. Grover Beach has supported Pismo buying the land for a preserve access point. Fourth Street-where the preserve access would be-is a main gateway to Grover Beach. The California Coastal Conservancy and the Pismo Beach Men’s Club have pledged money for the project, and Pismo Beach will apply for other grants,” reported Bunin.



Working Together The dream is becoming a reality because public agencies and citizens are working together with guidance from the California Department of Fish and Game Department and the Natural Resource Conservation Service. CSLRCD and the CDFG support an observation platform, an interpretive center and a limited amount of trails within the Pismo Lake

Ecological Reserve. CSLRCD Director Charles Davis is developing a Docent program for Pismo Lake and “Out Door Classrooms” for our local school students.

Appendix G – Storm Water Management Plan



City of Grover Beach

Glossary of Stormwater Terms and Acronyms

Acronyms

BMPs	Best Management Practices
Caltrans	California Department of Transportation
CCAMP	Central Coast Regional Water Quality Board's scaled water quality monitoring and assessment program.
CFR	Code of Federal Regulations
CSD	Community Services District
CWA	Clean Water Act
EPA	Environmental Protection Agency
IL	Illicit Discharge Detection and Elimination BMP
IWMA	Integrated Waste Management Authority
LID	Low Impact Development
MCM	Minimum Control Measure
MEP	Maximum Extent Practicable
MO	Good Housekeeping and Pollution Prevention for Municipal Operations BMP
MS4	Municipality and/or Municipal Separate Storm Sewer System
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NPS	Nonpoint Source Pollution
PC	Post Construction Stormwater Management in New Development and Redevelopment BMP
PE	Public Education and Outreach BMP
PP	Public Participation and Involvement BMP
RWQCB	Regional Water Quality Control Board
SLO	San Luis Obispo
SLOCPWQ	SLO County Partners for Water Quality
SWMP	Stormwater Management Program
SWP2	Stormwater Pollution Prevention
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TMDL	Total Maximum Daily Load
UA	Urbanized Area
URL	Urban Reserve Line
U.S. EPA	United States Environmental Protection Agency
VRL	Village Reserve Line
WDRs	Waste Discharge Requirements
WRAC	Water Resource Advisory Committee

Definition of Terms

Best Management Practices (BMPs): Best management practices are schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of "waters of the United States." BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage [see 40 CFR §122.2].

City: City of Grover Beach.

County: County of San Luis Obispo.

Detention Dam/Basin/Pond: Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention basins are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a retention pond, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the

water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a water-spreading dam or dike because its main purpose is to recharge the underground water supply. Detention dams constructed to trap sediment are often called debris dams.

Erosion: (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Flood, 100-Year: The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Floodplain: The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Hillsides: Hillside means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent or greater.

Industrial: The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Impervious surface: A surface that is incapable of being penetrated or passed through; an impermeable surface.

Infiltration: Infiltration means the downward entry of water into the surface of the soil.

Landscaping: Planting, including trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained to enhance a site or roadway.

Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Maximum Extent Practicable (MEP): MEP is the technology based standard established by Congress in Clean Water Act Section 402(p) (3) (B) (ii) that municipal dischargers of stormwater must meet. MEP standard is not specifically defined; rather it is an ever-evolving, flexible, and advancing concept, which considers technical and economic feasibility. MEP is generally a result of emphasizing pollution prevention and Appendix G Page 2 source control BMPs as the first line of defense in combination with structural and treatment methods, where appropriate serving as additional lines of defense.

Measurable Goal: Measurable goals are definable tasks or accomplishments that are associated with implementing best management practices.

Minimum Control Measure: A minimum control measure is stormwater program area that must be addressed (BMPs implemented to accomplish the program goal) by all regulated MS4s. The following six minimum control measures are required to be addressed by the regulated Small MS4s: Public Education and Outreach on Stormwater Impacts, Public Participation and Involvement, Illicit Discharge Detection and Elimination, Construction Site Runoff Controls, Post-Construction Stormwater Management in New Development and Redevelopment, and Pollution Prevention/Good Housekeeping for Municipal Operations.

Municipal Separate Storm Sewer Systems (MS4s): "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) Owned or operated by a state, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law)...including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized tribal organization, or a designated and approved management agency

under Section 208 of the Clean Water Act that discharges into waters of the United States. (ii) Designed or used for collecting or conveying stormwater; (iii) which is not a combined sewer; and (iv) which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR §122.2."

Nonpoint Source Pollution: Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Outfall: A point source at the point where a municipal separate storm sewer discharges to waters of the United States and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels or other conveyances which connect segments of the same stream or other waters of the United States and are used to convey waters of the United States. [see 40 CFR §122.26(b) (9)]

Permittee The City of Grover Beach

Pollutant: Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollutants of Concern: Include biochemical oxygen demand (BOD), sediment or a parameter that addresses sediment (such as total suspended solids, turbidity or siltation), pathogens, oil and grease, and any pollutant that has been identified as a cause of impairment in any water body to which the MS4 discharges.

Pollution: The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Point Source: In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Redevelopment: Redevelopment means, on an already developed site, the creation or addition of at least 5,000 square feet of impervious area. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition of a structure; structural developments including an increase in gross floor area and/or exterior construction or remodeling; and land disturbing activities related with structural or impervious surfaces. Where redevelopment results in an increase of less than 50% of the impervious surface of a previously existing development, and the existing development was not subject to the Design Standards, the Design Standards apply only to the addition, and not to the entire development.

Regulated Small MS4: A regulated Small MS4 is a Small MS4 that is required to be permitted for discharging stormwater through its MS4 to waters of the U.S. and is designated either automatically by the U.S. EPA because it is located within an urbanized area, or designated by the SWRCB or RWQCB in accordance with the designation criteria listed in Finding 11 of the MS4 General Permit.

Retention Basin/Retention Pond: (See "Detention Basin/Detention Pond.")

Runoff: That portion of rain or snow that does not percolate into the ground and is discharged into streams.

Sanitary Sewer: A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (See "Septic System.")

Septic System: A sewage treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")

Siltation: (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Slope: Land gradient described as the vertical rise divided by the horizontal run expressed in percent.

Soil: The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Source Control BMP: Source Control BMP means any schedule of activities, prohibitions of practices, maintenance procedures, managerial practices or operations practices that aim to prevent stormwater pollution by reducing the potential for contamination at the source of pollution.

Storm Runoff: Surplus surface water generated by rainfall that does not seep into the earth and flows overland to flowing or stagnant bodies of water.

Structural BMP: Structural BMP means any structural facility designed and constructed to mitigate the adverse impacts of stormwater and urban runoff pollution (e.g. canopy, structural enclosure). The category may include both Treatment Control BMPs and Source Control BMPs.

Treatment Control BMP: Treatment Control BMP means any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological, or chemical process.

Urbanized Areas (UA): A land area comprising one or more places, central place(s) and the adjacent densely settled surrounding area (urban fringe), that together have a residential population of at least 50,000 and an overall population density of at least 1,000 people per square mile. The UA is a calculation used by the Bureau of Census to determine the geographic boundaries of the most heavily developed and dense urban areas.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir. Watersheds are those land areas that catch rain or snow and drain to specific marshes, streams, rivers, lakes, or to ground water.



City of Grover Beach

HYDROMODIFICATION PLAN

**HYDROMODIFICATION MANAGEMENT PLAN
and
Evaluation of Program Effectiveness and Progress
Toward Water Quality Goals**

In response to the February 15, 2008 letter from the Central Coast Regional Water Quality Control Board regarding hydromodification control requirements, the City of Grover Beach strategy is to develop a watershed-based hydromodification management plan (HMP) which is based upon a modification of the RWQCB – developed criteria provided by Roger W. Briggs, Executive Officer, Central Coast Regional Water Quality Control Board on July 10, 2008.

The model provided by Mr. Briggs has been modified to acknowledge the City's current policy and requirement for **all new development and redevelopment within the City to retain storm water on-site**. (See 'Grading and Grading Plan Check List') and the City's current policy to designate both State Fish and Game and the City as permitting agencies for all drainage and erosion control devices for Meadow Creek as well as other water quality-friendly controls upon the Creek (See 'Architectural Standards for Meadow Creek').

The City reasons that an arbitrary setback selection of 100' feet will have a deleterious effect upon the redevelopment of small residential lots which front Nacimiento Street and adjoin the Creek and mobile units located in the LeSage recreation vehicle park and making these properties unable to redevelop, potentially eligible for inverse condemnation.

The City's requirement requiring these properties to provide onsite drainage mitigates the major POC of sediment impact upon the Creek and to provide a compassionate HMP respecting the interests of water quality and property ownership and use and is a responsible alternative to the 100' setback.

The City's proposed HMP **includes implementing LID standards** for new development and redevelopment which will complement on-site stormwater retention standards.

It is the City's intent that implementation of this HMP meets the goals identified in the February 15, 2008 letter from the Central Coast Regional Water Quality Control Board by

- (1) maximizing infiltration and minimizing runoff volume and rate,
- (2) protecting riparian areas with buffer zones,
- (3) minimizing pollutant loading, and
- (4) providing long-term watershed protection.

CITY OF GROVER BEACH COMMUNITY DEVELOPMENT

Architectural Standards for Meadow Creek

1. That a mylar copy of the recorded tract map be supplied to the City.
2. That each lot be individually served with water, sewer, electricity, natural gas, telephone and cable TV.
3. That all of the utilities listed in Item 2 be stubbed out to each lot prior to recordation at the applicants' expense.
4. That all utilities be undergrounded.
5. That Public Utility Easements be shown on the final map in locations approved by the various utility companies and the City.
6. That the 6" City water main be extended from Charles Street to Margarita Avenue at the applicants' expense and dedicated to the City. The design and installation to meet the approval of the City.
7. That a fire hydrant be installed every 300' along the proposed private street at the applicants' expense and dedicated to the City. Location, design, and flow requirements to meet the approval of the City.
8. That a sewer main system be installed at the applicants' expense and a portion of that system be dedicated to the City. The design and installation to meet the approval of the City.
9. That the design and construction of the private road be to the approval of the City. The private road shall be improved with 32 feet wide paving, with curbs and gutters on both sides, and a 4 foot sidewalk on one side. Cost of design and construction shall be borne by the applicant.
10. That prior to recordation survey monuments shall be set in locations to be approved and specified by the City.
11. That prior to recordation the complete drainage control system be designed and installed to the approval of the City. Said drainage system to be designed and installed at the applicants' expense.
12. That precise engineered grading plans, erosion control plans, and utility plans be prepared by the applicants' engineer. Design and installation to meet the approval of the City. Said plans and installation shall be at the applicant's expense.

13. That the project's CC & R's have a provision that:
 - a. Makes the City and State Department of Fish and Game a third party to the specific extent that the City may inspect, order maintenance, or perform the required maintenance and lein the property to recover cost for said maintenance of any or all drainage and erosion control devices.
 - b. Requires Planning Commission approval of all plans for construction or sing le family detached dwellings, accessory buildings, and fences.
 - c. Requires Planning Commission approval for the proposed removal of any Coastal Live Oak or Shag Bark Manzanita.
14. That the State Department of Fish and Game and the City of Grover City shall be the permitting agencies for all drainage and erosion control devices.
15. That all grading activities shall be prohibited between September 30 and May 1st.
16. That all areas disturbed by grading shall be planted prior to October 15th with temporary or permanent (as in the case of finishea slopesj erosion control vegetation. Vegetative cover must be established by November 1st of each year. Said planting shall be accomplished under the supervision of a licensed landscape architect or landscape contractor. Planting shall consist of seeding, mulching, fertilization and irrigation adequate to provide 90% coverage within 90 days. Planting shall be repeated if the required level of coverage is not established. This requirement shall apply to all d isturbed areas including stockpiles.
17. That in areas of moderate soil limitations cut and fill slopes on areas under 20% slope shall not be over 4:1 pitch and four feet high, compacted (if fill) with straw mulch broadcast and punched in at 4,000 pounds per acre, and seeded with a native grass and shrub seed mixture generally having the following basic ratio of components.

Native woody shrubs	6 lbs/acre
Native herbaceous annuals and perennials	15 lbs/acre
Native grasses	60 lbs/acre
Wood fiber mulch with soil binder	1500
lbs/acre Fertilizer	150 lbs/acre
18. That in areas of Low Soil Limitations cut and fill areas under 10% slo pe shall not exceed 3:1 pitch and four feet in height. Disturbed soil shall be hydroseeded (no straw mulch needed) with the seed mixture as required in Item 17 above, except additional wood fiber shall be incorporated at a - minimum of 2,000 lbs/acre.
19. That temporary dust control shall be employed during all construction. Watering down methods used to control dust shall not erode the soil. Downhill cuts or fill shall be lined with straw bales to control erosion from runoff.

20. That where exposed soil conditions exist within the landscaped and irrigated portion of the sites near dwellings, slopes shall be planted with ground cover netting at the time of building permit issuance to retain soil. Any of the mulch and seed provisions of Item 17 may be used instead of netting.
21. That permanent landscape plant materials shall be selected, sized and spaced to achieve total soil surface coverage in one year with irrigation provided.
22. That permanent landscape trees and shrubs having fibrous root systems shall be used.
23. That multilevel construction designs shall be required to reduce grading.
24. That a combination of slopes and low retaining walls shall be used to reduce grading.
25. That pier and post and beam type construction shall be used for sites in excess of 15% cross slope.
26. That silt and oil separators shall be an integral part of the drainage and erosion control systems.
27. That all drainage and erosion control devices shall be easily accessible for cleaning and maintenance.
28. That native plant material shall be the major theme in all landscape designs.
29. That fencing be installed along the perimeter of the project to the satisfaction of the Planning Director and the Parks and Recreation Director.
30. That the final tract map be revised to reflect the changes shown on Exhibit "A" (on file).
31. That on subsequent dwelling construction only fiberglass composition shingles or concrete or clay tile roofing material be allowed. NO wood shingles or shakes shall be permitted.
32. That prior to recordation the applicant pay for appropriate street signage.



City of Grover Beach

Mayor John P. Shoals Mayor Pro Tem Bill Nicolls Council Member Chuck Ashton, Council Member Karen Bright, Council Member Stephen C. Lieberman

Bob Perrault
City Manager

GRADING AND DRAINAGE PLAN CHECK LIST

The following items shall be included as part of a grading plan submittal to the City of Grover Beach for grading plan/drainage plan approval.

1. Grading plans will be required for all vacant lot construction and non-attached additions or free standing granny units. A grading plan may not be required for a remodel or attached addition to an existing residence provided that the lot is essentially flat and an underground retention system is used for on-site drainage retention (a City Topographic Map with 2-foot contours is hereby provided and is also available in digital form upon request). Existing and finish contours shall be shown on all grading plans. In the event that shallow drainage basins or other features which are difficult to depict at 1-foot contour intervals are indicated, contour intervals at 0.5 foot or 0.1-foot may be required. Topographic data including the location of existing structures shall be shown a minimum of 10 feet beyond the boundary of the lot in question. In cases where existing offsite drainage/runoff is conveyed onto and/or across the lot in question, the grading plan shall provide for its continuation.

2.

Case 1: For new construction on a vacant lot or redevelopment of a lot requiring the removal of the main structure, on-site drainage retention will be required for ALL impervious surface area, both existing and new;

Case 2: For lot redevelopment that includes a new addition, remodel and/or granny-unit construction and said new addition, remodel and/or granny-unit construction represents an increase in aggregate area equal to 40% or greater of existing impervious surface area, on-site drainage retention will be required for ALL impervious surface area, both existing and new. In cases where new building improvement aggregate area is less than 40% of the existing improvement square footage, only new development area will be considered as impervious surface area for drainage volume calculations;

In each case, on-site drainage retention will be required, except tract lots that have a common drainage basin that receives all lot drainage (per City Council Resolution 06-41, approved June 05, 2006). The volume of drainage to be retained shall be calculated using the formula: area of impervious surface in square feet times 0.325 equals cubic feet of drainage volume to be retained. For multiple basin systems, it may be necessary to include a tributary area diagram for clarity.

3. Maximum side slope for basin(s) and other features is 3:1.

4. In most cases, drainage runoff from new or existing impervious surfaces shall be directed to the new drainage retention facilities utilizing underground piping. Driveways and flatwork may sheet flow into adjacent surface basins. Show gutters & downspouts.

5. Finish floors of new structures including the garage shall be at least 1-foot above the lowest top of curb fronting the development or the lowest drainage overflow (UBC 1806.5.5). In the case of a . lot which does not drain to the street, all drainage shall be directed into new drainage facilities sized as previously stated. Overflow from these facilities may be directed to the natural existing overflow elevation on the lot. The overflow elevation must be at least 1-foot below the new finish floor elevations.
6. Show finish elevations for all new sidewalks and driveway approaches fronting the property in question. In the case of connecting new sidewalk to existing, or new gutter to existing pavement, show the existing elevations at the conform line.
7. Grading on site shall provide for a minimum of 0.5' from finish floor to adjacent grade, a minimum of 2% for 5-feet and then a minimum of 1% flowline grade to the top of curb or overflow point.
8. In order for a permeable driveway using grasscrete, pervious pavers, or pervious concrete material to be considered, the driveway used must be shown to pass 3.2 inches of runoff per hour and the material must be founded on clean, washed gravel. Grasscrete voids must be filled with clean, washed gravel only.
9. Underground infiltration systems shall be encapsulated on all sides with an engineering filter fabric such as Mirafi 140N or approved equal.
10. A silt and debris separator, similar in character to a small septic tank of approximately 300 gallons minimum size shall be utilized ahead of the inlet to the underground infiltration field. The separator shall have two compartments with access to each compartment for cleaning.
11. The surface drainage inlet to an underground infiltration system shall be depressed below the adjacent grade in a manner so that if the system fails, a surface pool of water is formed on private property to warn the property owner that the system has failed. The elevation of the pool shall be such that overflow occurs at least one foot below finish floor.
12. The underground infiltration system shall be outside the zone of influence from adjacent building footings as defined by a 30 degree angle between the bottom of the adjacent footing and the bottom of the adjacent infiltration field. In the event that the above separation cannot be achieved, a report from a licensed Geotechnical Engineer shall be supplied to justify the proposed locations.
13. Underground drainage detention systems shall be designed to retain the amount of drainage described in item No. 2 above. A rock fill layer (6 inches minimum around each lateral) shall be used as part of the underground retention facility utilizing a 20% volume of porosity for sizing the system. The system may be resized during construction to accommodate laboratory tested rock fill with porosity volumes exceeding 20%, after the building permit has been obtained, on-site testing of the rock has been completed by a licensed soils engineer and the City Engineer has been notified.
14. Return red marked check prints with the resubmitted plans.
15. Grading plans must be prepared by an appropriately licensed Engineer or an architect.
16. The City Engineer reserves the right to request information not shown on this checklist, if circumstances justify such a request. Any information requested shall be submitted promptly to avoid project review delays.

Items 17 through 21 may be satisfied at building permit stage:

17. Retaining walls which do not have other external loads, or slopes which are not greater than 3:1, may be constructed according to City Standard Drawings. All other walls shall be specifically designed by a licensed Engineer or architect.

18. When retaining walls are required near property line to support a new lower property elevation on the development side, a shoring installation and removal plan shall be submitted and approved prior to installation of the retaining wall. In addition, retaining walls placed near property lines where the project side elevation is to be lowered shall be accompanied by a statement from a licensed Geotechnical Engineer that the resulting excavation will not result in damage to adjoining property.

19. A new Preliminary Soils Report will be required for new construction on a vacant lot, redevelopment of a lot requiring the removal of the main structure or lot redevelopment that includes a one-story new addition, remodel and/or granny-unit construction greater than 1,000 square feet or a two-story new addition, remodel and/or granny-unit construction regardless of area.

20. Provide calculations to justify pipe sizes, slopes and inlet capacity for all downspouts and basin connections.

21. If there is no curb and gutter installed on the property frontage, a new street design shall be prepared for curb, gutter and sidewalk. See Street Design checklist.

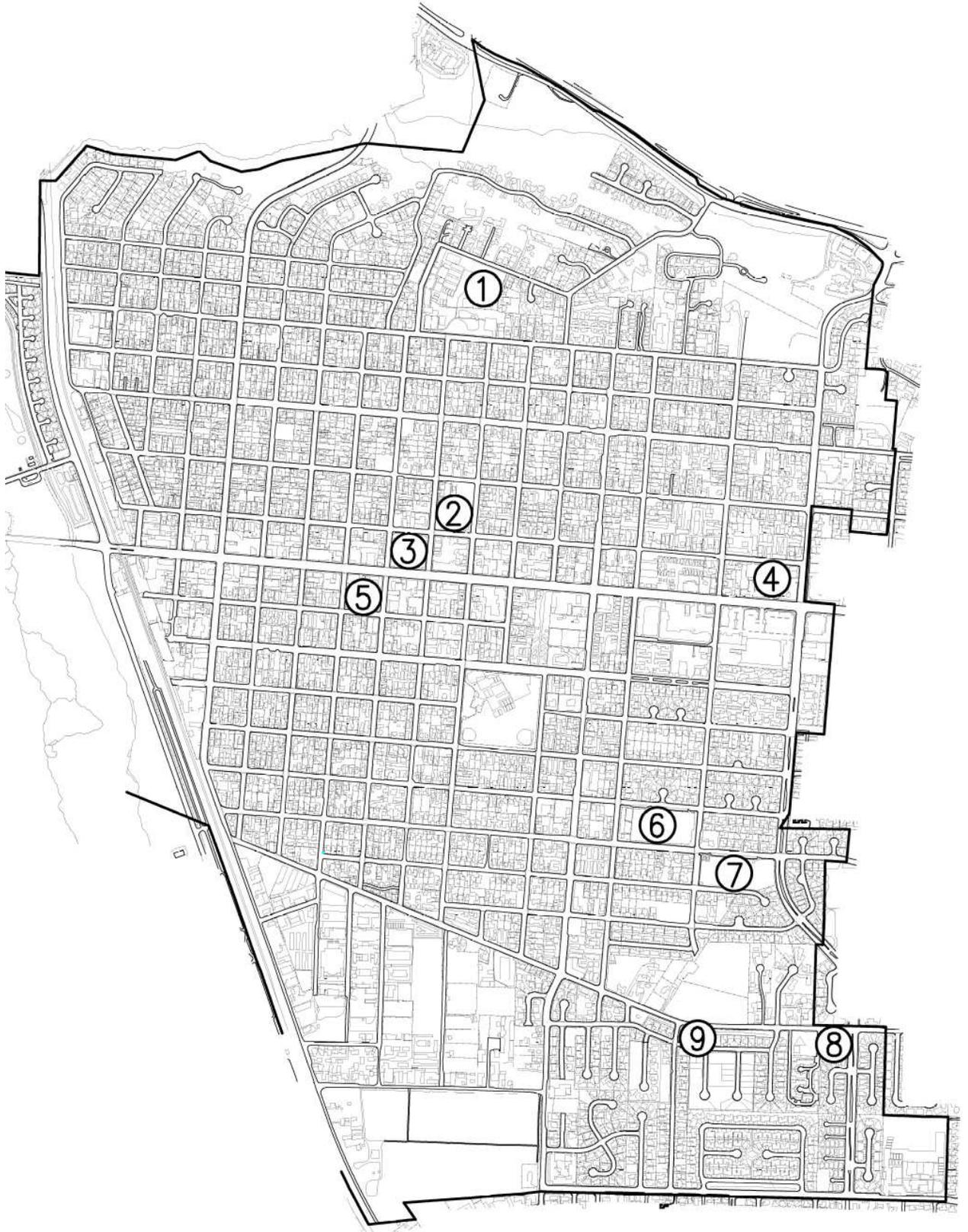
[Revised 7-31-08]

Appendix I – Storm Water Management Plan



City of Grover Beach

City Map & List of Facilities



City of Grover Beach Facility Locations Map

City of Grover Beach Facility Location List

Map Key	City Facility	Location
1	Grover Heights Park	N. 8 th Street and Atlantic City Avenue
2	Ramona Garden Park & Community Center	N. 10 th Street and Ramona Avenue
3	Public Park Lot	Behind W. Grand Avenue Post Office
4	Skateboard Park	Ramona Avenue between N. 16 th Street and Oak Park Blvd.
5	City Hall & Two Parking Lots	154 South 7 th Street
6	Mentone Basin Park	Mentone Avenue and S. 16 th Street
7	South 16 th Street Park	Mentone Avenue and S. 16 th Street
8	Dog Park	Farroll Road and Oak Park Blvd.
9	Hero Park	Farroll Road and S. 16 th Street
City Facilities Which are NOT Identified on Map		
Regional Bus Transfer Station		
Rail Station		
Water Reservoirs		
Water Wells		
Fire Station		
Police Station		